

BK 0347 PG 0437

KENNETH LANE GUNN

SS# 427-23-0493

DOB: 1/8/60

AND

DEBBIE JO KOTHE (GUNN)

SS# 427-25-7169

DOB: 8/18/61

9021 GERMANTOWN RD.

OLIVE BRANCH, MS 38654

(H) 601-893-4329, (wk) 901-366-4400

STATE MS. - DESOTO CO.
FILED

FEB 12 2 08 PM '99

BK 347 PG 437
W.E. DAVIS CH. CLK.

GRANTORS

TO

SPECIAL WARRANTY DEED

DEBBIE JO KOTHE (GUNN)

SS# 427-25-7169

DOB: 8/18/61

9021 GERMANTOWN RD.

OLIVE BRANCH, MS 38654

(H) 601-893-4329, (wk) 901-366-4400

GRANTEE

For and in consideration of the sum of six thousand eight hundred twelve dollars and forty-five cents (\$6,812.45) cash in hand paid, and pursuant to the Final Decree of Divorce entered on December 16, 1998, by the Chancery Court of DeSoto County, Mississippi in cause number 98-3-348 styled Kenneth Lane Gunn verses Debbie Jo Kothe Gunn; and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Kenneth Lane Gunn and Debbie Jo Kothe Gunn, Grantors do hereby sell, convey and specially warrant unto the Grantee, Debbie Jo Kothe Gunn, the house and lot lying and being situated in DeSoto County, Mississippi, more particularly described as follows:

Section "A", Lot 1, Germantown Manor Subdivision, Located in Section 16 & 21, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 8, Page 9-10, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

By way of explanation, this is the same property conveyed by virtue of a Warranty Deed from Edd L. Mullins, Jr. and Wife, Ruby Ann R. Mullins, Grantors to Kenneth L. Gunn and Debbie Jo Kothe, Grantees, executed on the 10th day of November, 1997, and filed for record on

the 12th day of November, 1997, at 11:12 a.m. recorded in Deed Book 324, Page 630, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantee herein is to assume without recourse to the Grantor, Kenneth Lane Gunn, the entire indebtedness existing thereon at the time of this conveyance. The Grantors herein assign unto Grantee any and all escrow funds held by any lending institution to the Grantee upon this conveyance.

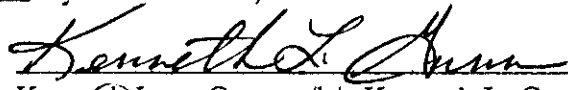
The warranty in this Deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

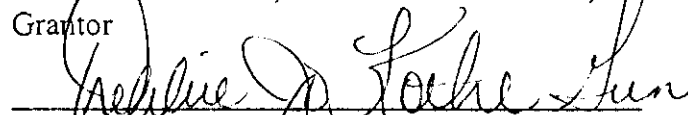
Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 8, Page 9-10 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession shall pass upon delivery to the Grantee.

Taxes for the year 1998 shall be assumed by the Grantee.

Witness our signature(s), this the 18 day of ^{January} ~~December~~, 1999.


Kenneth Lane Gunn, a/k/a Kenneth L. Gunn,
Grantor


Debbie Jo Kothe, being one and the same person as
Debbie Jo Kothe Gunn, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Kenneth Lane Gunn, being one and the same person as Kenneth L. Gunn, Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 10th day of January 1999, ~~December, 1998.~~

Carol Mahan
Notary Public

(SEAL)
My Commission Expires:

MY COMMISSION EXPIRES JAN. 6, 2002

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Debbie Jo Kothe, being one and the same person as Debbie Jo Kothe Gunn, Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 12th day of Feb, 1998.

Shirley C. Shedd
Notary Public

(SEAL)
My Commission Expires: 12/31/2002

Prepared by:
H.R. Garner
P.O. Box 443
Hernando, MS 38632
601-429-4411

No title work done and none requested

Please return to:
Nancy M. Liddle
P.O. Box 768
Southaven, MS
38671
(601) 342-6000

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

(X) SPECIAL WARRANTY DEED

PREPARER'S NAME AND ADDRESS:

(X) H. R. Garner
Attorney at Law
283 Loshier Street
Hernando, MS 38632
601-429-4411

INDEXING INSTRUCTIONS:

Please index in Section A, Township 1 South, Range 6 West, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(X) Nancy M. Ball Liddell
P.O. Box 768
Southaven, MS 38671
601-342-6000